

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, (797-1101)

SUBJECT: Site Plan

Application No., Project Name and Location:

SP 9-3-01 - Hidden Cove, 5805 Davie Road/Generally located on the west side of Davie Road approximately 500 feet north of Stirling Road

TITLE OF AGENDA ITEM: Hidden Cove - Site Development Plan Approval

REPORT IN BRIEF:

The applicant proposes to develop 46 townhouse homes on 314,503.2 square feet (7.22 acres) site located on the west side of Davie Road. The development will have three (3) model types with each model having varying architectural amenities. The buildings will be of CBS construction with cement tile hip roofs. The models will range from 1,380 square feet in area to 1,420 square feet in area and the two story units are separated by a single story garage. The mean height for all the models is 20' in height. Access to the site will be via 24' opening onto Davie Road.

PREVIOUS ACTIONS:

On October 8, 1998, Town Council approved a variance request which reduced the minimum rear yard of 25 feet in the RM-10 district to 21 feet.

On October 21, 1998, Town Council approved Ordinance No. 98-43, to rezone 7.22 acres of land from R-2, Low Density Dwelling District and B-2, Community Business District to RM-10, Medium Density Dwelling District.

On June 2, 1999, Town Council approved Resolution No. 99-195, which approved the boundary plat known as "Hidden Cove Plat".

On January 17, 2001, Town Council approved Ordinance No. 2001-10, which approved a land use plan amendment changing the land use plan designation for the subject site from Commercial and Special Classification (Residential (2 du/ac)) to Special Classification (Residential (7 du/ac)).

CONCURRENCES:

Site Plan Committee Recommendation: Motion to approve subject to the planning report and to include the requirement that the backyards of the westernmost units, after the 15', the balance of the property would be in the Homeowners Association documents (as common area) (Motion By: Mr. Aucamp, Seconded By: Mr. Crowley, Chair Evans

abstaining, Motion carried: 4-0, January 8, 2002)

RECOMMENDATION(S):

Motion to recommend approval of application SP 9-3-01 subject to the conditions listed below prior to the issuance of a building permit:

1. The applicant complying with the County's Deed Restrictions, as imposed and recorded by the County.
2. Providing a draft copy of the Homeowner's Association documents, and providing for the maintenance of common areas (including pavement, lake, retention areas, and ...) and the limits of the open space areas.
3. The applicant will be required to schedule a meeting with the Landscape Inspector, to inspect and evaluate the existing trees to remain or be removed from the site, prior to the issuance of ANY permit.

Attachment(s): Land Use Map, Subject Site Map, and Aerial

Application #: SP 9-3-01

Revisions:

Exhibit "A":

Original Report Date: December 5, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: Investors Financial Corp.

Address: 2991 NE 48 Street

City: Lighthouse Point, FL 33064

Phone: (954) 785-8543

Agent:

Name: Jeffrey Evans, Architect

Address: 13730 State Road 84 #221

City: Davie, FL 33325

Phone: (954) 474-4330

BACKGROUND INFORMATION

Application Request: Approval of a site plan.

Address/Location: General Address: 5805 Davie Road/Generally located on the west side of Davie Road approximately 500 feet north of Stirling Road.

Land Use Plan Designation: Special Residential (3 du/ac)

Zoning: RM-10, Medium Density Dwelling District

Existing Use: Vacant Land

Proposed Use: 46 single family attached residential homes

Parcel Size: 7.22 acres (314,503.2 square feet)

Surrounding Land Use:

Land Use Designation

North: Vacant Land

Special Residential (3 du/ac),
Residential Office

South: Office Building, Shopping Center

Commercial

East: Davie Road, Office Bldg., Shopping Center

Commercial

West: Single Family Homes, Shopping Center

Special Residential (3 du/ac),
Commercial

Surrounding Zoning:

North: RO, Residential/Office, R-2, Low Density Dwelling District

South: B-2, Community Business District

East: Davie Road, B-2, Community Business District

West: R-2, Low Density Dwelling District & B-2, Community Business District

ZONING HISTORY

Related Zoning History: Of the 46 proposed units 35 units have been allocated commercial flex and reserve units.

Previous Requests on same property: On October 8, 1998, Town Council approved a variance request which reduced the minimum rear yard of 25 feet in the RM-10 district to 21 feet.

On October 21, 1998, Town Council approved Ordinance No. 98-43, to rezone 7.22 acres of land from R-2, Low Density Dwelling District and B-2, Community Business District to RM-10, Medium Density Dwelling District.

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DEVELOPMENT PLAN DETAILS

The Applicant's submission indicates the following:

1. **Building:** The applicant proposes to develop 46 townhouse homes on 314,503.2 square feet (7.22 acres) site located on the west side of Davie Road. The development will have three (3) model types with each model having varying architectural amenities. The buildings will be of CBS construction with cement tile hip roofs. The models will

range from 1,380 square feet in area to 1,420 square feet in area and the two story units are separated by a single story garage. The mean height for all the models is 20' in height.

2. **Access:** Access to the site will be via 24' opening onto Davie Road.
3. **Landscaping:** The landscape plan reflects Mahogany, Green Buttonwood, Live Oak, Sabal Palms, and Yellow Tabebuia trees along the perimeters of the site. Interior trees include Red Maple, Gumbo Limbo, Cypress, Live Oak and accent palms. All of the tree requirements have met code including tree mitigation requirements. Existing canopy trees have been evaluated and preserved on-site by transplanting to perimeters at the west end of the site.
4. **Drainage:** The drainage system will consist of culverts and inlets within parking and access driveways which will direct runoff to proposed dry retention areas and the on-site lake system sized to meet storage requirements of the District. A discharge control structure will be constructed at the western plat boundary limiting discharge into the District's existing canal. A perimeter berm will be constructed along the plat boundary with a top elevation equaling the stage created by a 25 year, three day storm event.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: This property falls within Planning Area 9, this planning area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors. Properties adjacent to Griffin Road are affected by the widening of the roadway, creating an opportunity for the Town to seek redevelopment of this corridor, potentially enhancing the Town's non-residential tax base. Agricultural uses are expected to diminish in the upcoming years, succumbing to increased residential demands given the enhanced accessibility provided by the roadway expansion and easy access to the Florida Turnpike. Commercial developments along the south side of Stirling Road are somewhat deteriorated and should be evaluated for potential redevelopment opportunities.

Flexibility Zone: The subject site falls within Flexibility Zone 102.

Staff Analysis/Findings of Fact

The proposed site plan is compatible with the Comprehensive Plan and Land Development Regulations.

Staff Recommendation

Based upon the above, staff recommends approval of application SP 9-3-01 subject to the conditions listed below prior to the issuance of a building permit:

1. The applicant complying with the County's Deed Restrictions, as imposed and recorded by the County.
 2. Providing a draft copy of the Homeowner's Association documents, and providing for the maintenance of common areas (including pavement, lake, retention areas, and ...) and the limits of the open space areas.
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Site Plan Committee Recommendation

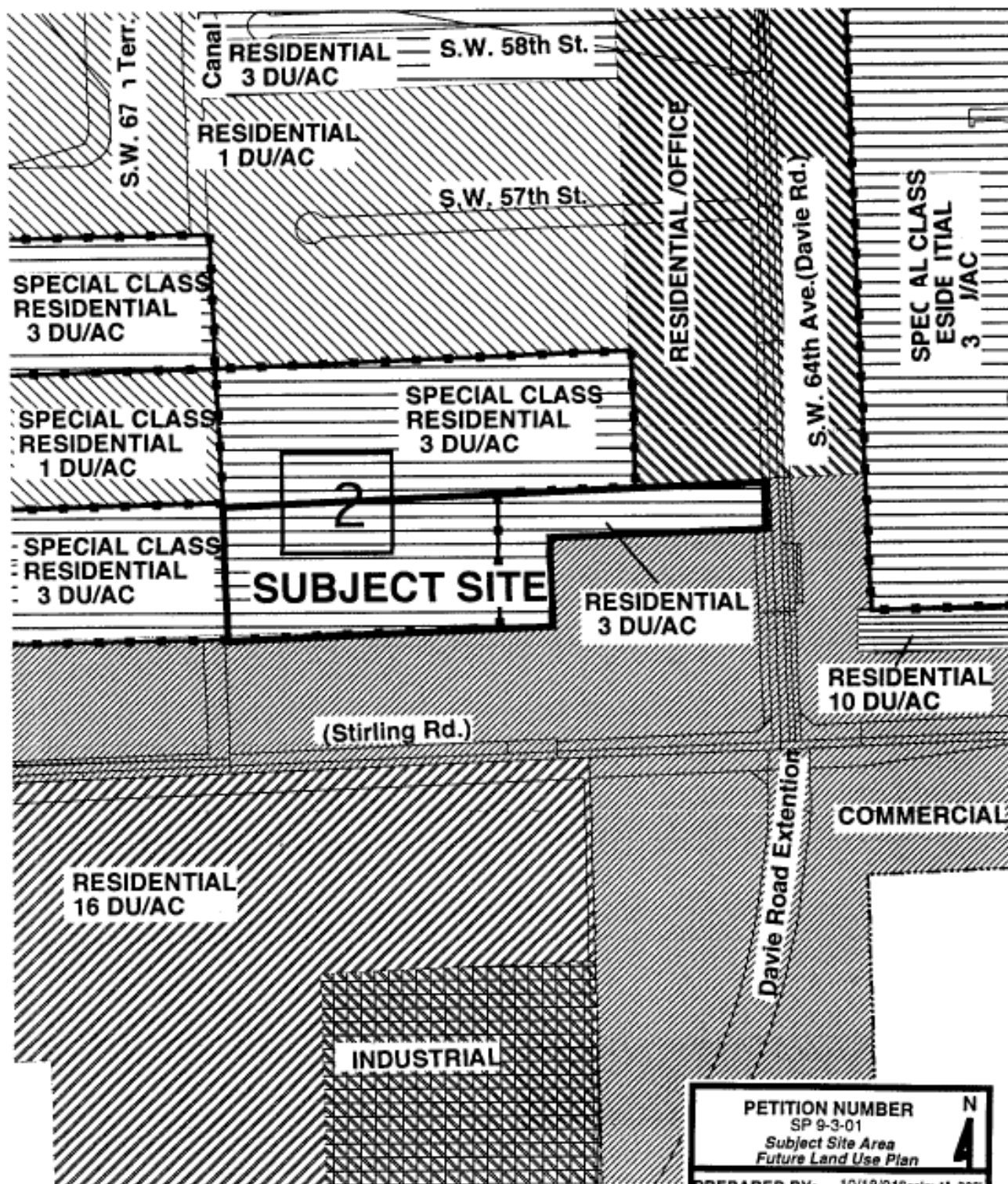
SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve subject to the planning report and to include the requirement that the backyards of the westernmost units, after the 15', the balance of the property would be in the Homeowners Association documents (as common area) (Motion By: Mr. Aucamp, Seconded By: Mr. Crowley, Chair Evans abstaining, Motion carried: 4-0, January 8, 2002)

Exhibits

Land Use map, Subject Site map, and Aerial.

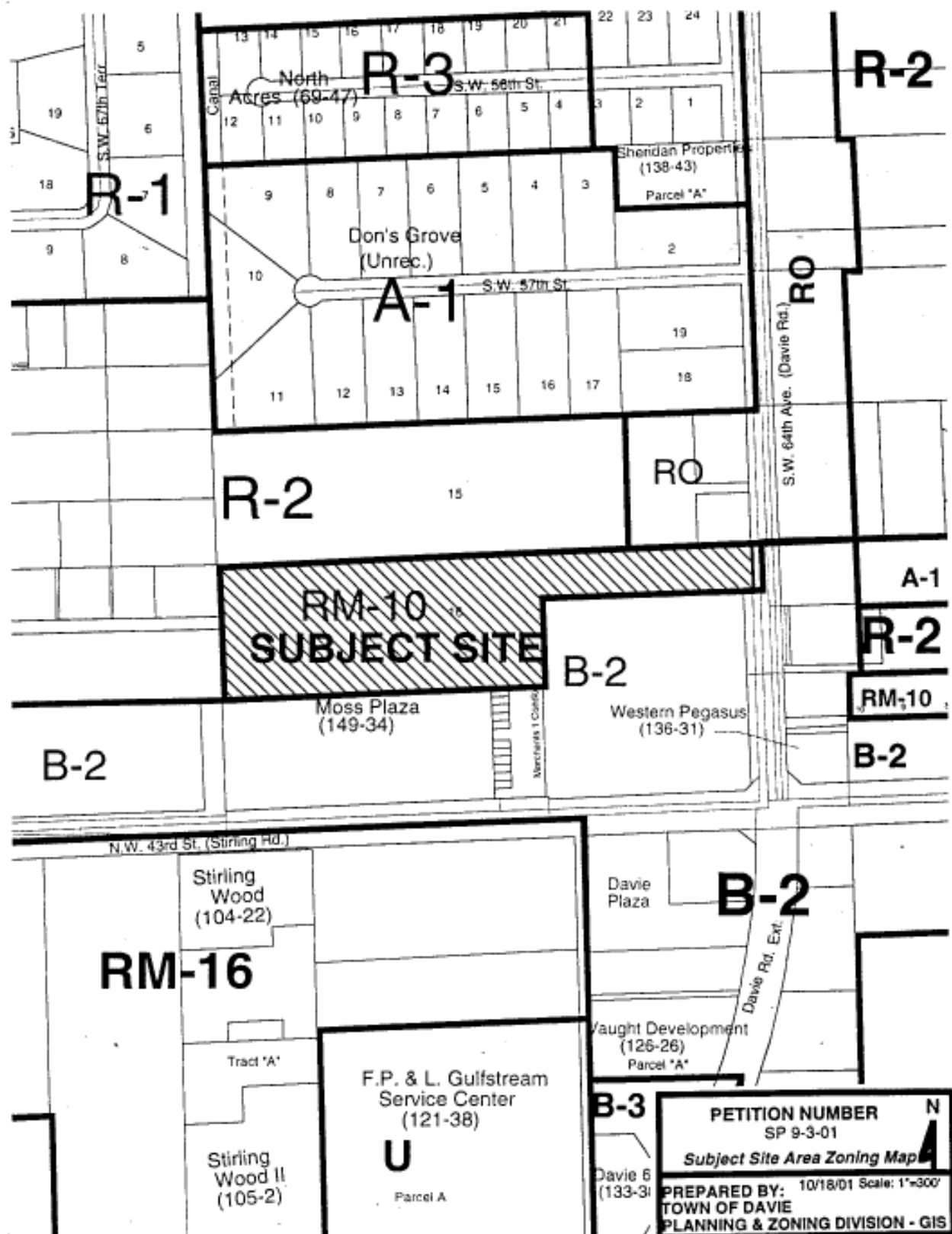
Prepared by: _____

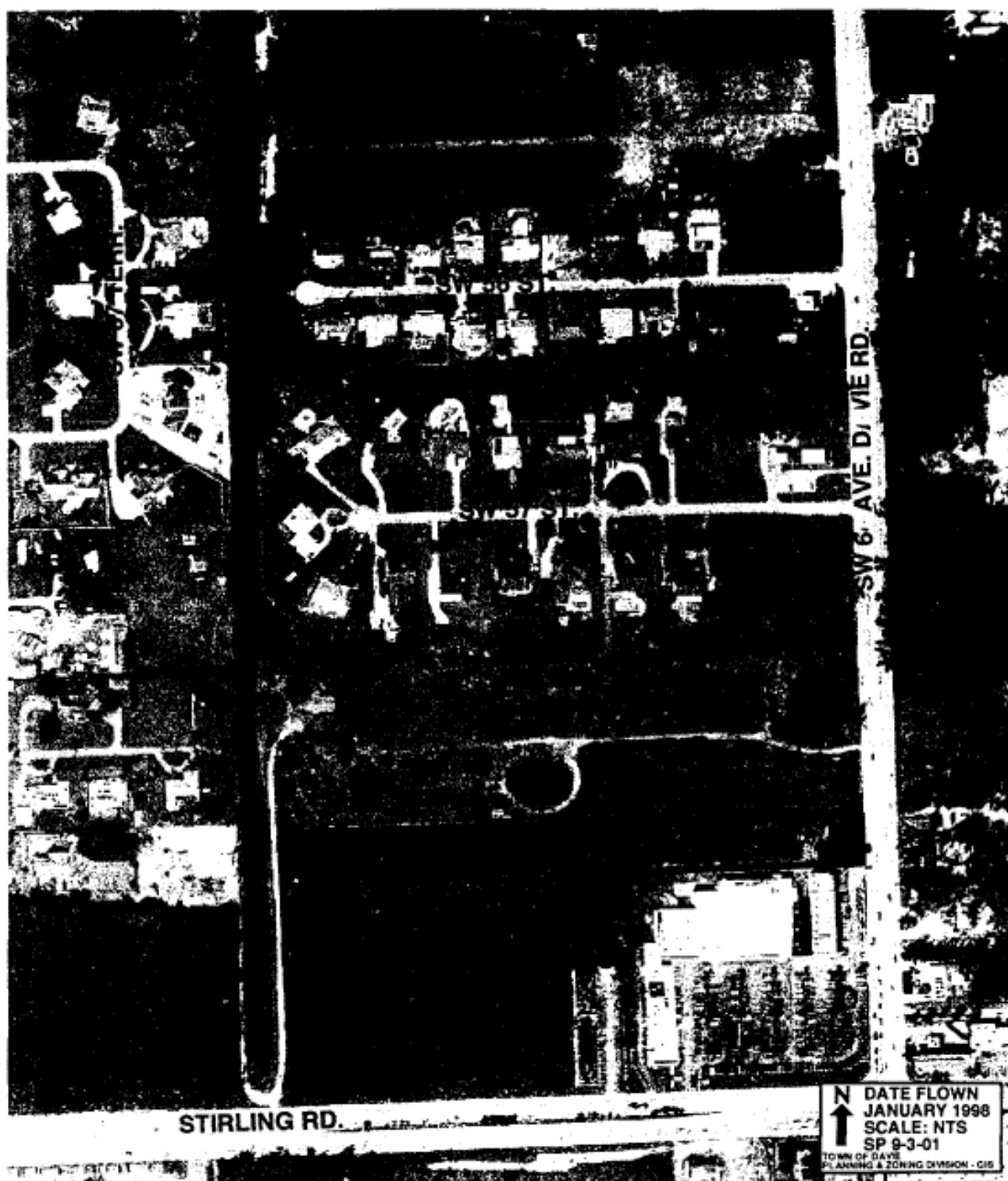
Reviewed by: _____



PETITION NUMBER
SP 9-3-01
Subject Site Area
Future Land Use Plan

PREPARED BY: 10/18/01 Scale: 1"=300'
TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS





STIRLING RD.

SW 6th AVE. D/ VIE RD.

N
↑
DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 9-3-01

TOWN OF DAYE
PLANNING & ZONING DIVISION - GIS